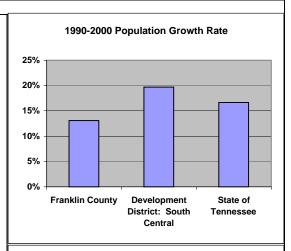
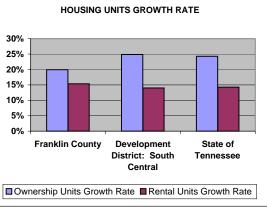
Population and Housing Market Profiles: Franklin County

	Franklin County	Development District: South Central	State of Tennessee
POPULATION			
Census 2000 Population	39,270	385,723	5,689,283
1990-2000 Population Growth Rate	13.1%	19.7%	16.7%
MINORITY POPULATION			
African American population			
Census 2000	2,276	29,274	953,349
1990-2000 Growth Rate	8.6%	17.6%	22.5%
Asian & Pacific Islander population			
Census 2000	242	2,038	73,505
1990-2000 Growth Rate	154.7%	118.0%	130.9%
Hispanic population			
Census 2000	620	9,105	123,838
1990-2000 Growth Rate	231.6%	450.2%	278.2%
HOUSING UNITS & VACANCY			
Ownership Units			
Census 2000	11,770	111,887	1,561,363
Ownership Units Growth Rate	20.0%	24.9%	24.3%
Owner Market Vacancy rates	2.1	1.3 to 3	2.0
Rental Units			
Census 2000	3,233	35,985	671,542
Rental Units Growth Rate	15.3%	14.0%	14.3%
Renter Market Vacancy rates	9	5.9 to 11.7	8.8
AGE OF HOUSING STOCK			
Percent of units built before 1960	23.9%	26.9%	25.4%
Percent of units built after 1990	27.2%	25.2%	23.5%





FRANKLIN Page 4

Population and Housing Market Profiles: Franklin County Development Homeownership Rates: 1990 & 2000 Franklin District: South State of Tennessee County Central 80% **HOME OWNERSHIP RATES** 75% Census 2000 78.5% 75.7% 69.9% 70% Census 1990 77.8% 74.0% 68.1% 65% MINORITY HOMEOWNERSHIP RATES Franklin County **Development District:** African American South Central Census 2000 66.0% 56.4% 50.5% ■Census 2000 ■Census 1990 Census 1990 67.3% 54.7% 47.3% Asian & Pacific Islander Census 2000 57.1% 52.5% 50.3% Income Statiatics (2000 Census) Census 1990 36.4% 45.9% 45.1% Hispanic \$50,000 Census 2000 48.6% 37.6% 35.8% \$40,000 Census 1990 \$30,000 51.1% 48.6% 56.1% \$20,000 \$10,000 1999 Income (2000 Census) \$14,446 to Per Capita Median **Median Family** Per Capita Income \$17,987 \$19,365 \$19,393 Income Household Income \$26,576 to Income Median Household Income \$36,044 \$41,591 \$36,360 \$30,973 to ☐ Franklin County ☐ State of Tennessee Median Family Income \$42,279 \$48,010 \$43,517 % of Persons below Poverty Level Income Growth during the 1990s Per Capita Income 71% 58% 13.6% 13.4% 13.2% 13.0% N/A Median Household Income 54% N/A 47% Median Family Income 47% 52% N/A Poverty Status in 2000 Franklin County Development State of District: South Persons below Poverty Level Tennessee 4,953 48,579 746,789 Central Families below Poverty Level 1,080 160,717 10,638 % of Persons below Poverty Level 12.9% 13.2% 13.5%

FRANKLIN Page 5

		Development District: South Central		les: Franklin County
	Franklin County		State of Tennessee	Housing Cost Burden in 2000
Home Values & Owner Cost Burden				40%
nome values & Owner Cost Burden		+55,500.		30%
2000 median home value	\$82,600	\$56,600 to \$96,800	\$93,000	25%
1990-00 increase in home value	72.4%	· · · ·	\$93,000	20%
Owner-cost Over 30 percent of income	17.1%	· · · · · · · · · · · · · · · · · · ·		15%
Owner-cost Over 37 percent of income	12.6%			5%
owner-cost over 37 percent of income	14.06	13.16	14.06	0%
Gross Rent & Rent Burden				Franklin County Development State
2000 median Gross Rent	\$439	\$322 to \$514	\$505	District: South Tenne
1990-00 increase in Gross Rent	48.3%	N/A	41.5%	Central
Gross Rent Over 30 percent of income	35.4%	34.6%	37.9%	Owner-cost Over 30 percent of incom
Gross Rent Over 37 percent of income	26.1%	27.1%	30.2%	Gross Rent Over 30 percent of incom
Units with Other Housing Problems	1			
Lacking complete plumbing facilities	94	1,259	14,340	House Heating Fuel Used
Lacking complete kitchen facilities	81	-/	· · · · · · · · · · · · · · · · · · ·	
Over crowding (over 1 person per room)	298	,	61,191	60% -
				50%
House Heating Fuel Used in 2000				
Electricity	47.7%	45.5%	52.1%	40%
Utility Gas	27.1%	30.8%	36.0%	30%
Bottled or LP Gas	20.7%	18.1%	7.2%	20%
				109/
Recent Movers (2000 Census)				10%
Moved into the unit in 1999 or later	16.9%	18.6%	20.7%	0%
Moved into the unit in 1995 or later	43.1%	45.4%	49.6%	Franklin County Development State
Moved into the unit in 1990 or later	59.6%	62.5%	65.7%	District: South Tenne Central
Mobile Home Units (2000 Census)	2,411	27,279	268,876	
	2,711	21,219	200,070	■ Electricity ■ Utility Gas ■ Bottled or LP

FRANKLIN Page 6